

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2018-0171.2A.SH

COMMISSION DATE: October 19, 2021

SUBDIVISION NAME: Goodnight Ranch Phase 2 East Section 2 - Final Plat

ADDRESS: 9308 Capitol View Drive

APPLICANT/AGENT: Greg Fortman (LandDev Consulting LLC)

ZONING: Goodnight Ranch PUD

NEIGHBORHOOD PLAN: None

AREA: 23.39 acres (1,018,868.4 sf)

LOTS: 118

COUNTY: Travis

DISTRICT: 2

WATERSHED: Onion Creek

JURISDICTION: Full Purpose

VARIANCE: None

DEPARTMENT COMMENTS:

The request is for Final Plat approval for 97 Single Family lots, 14 Multifamily/Condo lots, and 7 Open Space/Parks/Drainage lots, comprised of a total of 118 lots on 23.39 acres (1,018,868.4 sf). This Final Plat is in compliance with the approved Goodnight Ranch Phase Two East Preliminary Plan.

STAFF RECOMMENDATION:

Staff recommends disapproval of the final plat for the reasons listed in the comment report dated October 15, 2021, and attached as Exhibit C. The plat does not comply with the criteria for approval in LDC 25-4-84(B) and staff recommends disapproval for the reasons listed in the attached comment report. An application that has been disapproved with reasons may be updated to address those reasons until the application expires. If the applicant submits an update to address the reasons for disapproval, that update will be presented to the Land Use Commission within fifteen days of submittal.

CASE MANAGER: Juan Enriquez, Senior Planner

PHONE: 512-974-2767

E-mail: juan.enriquez@austintexas.gov

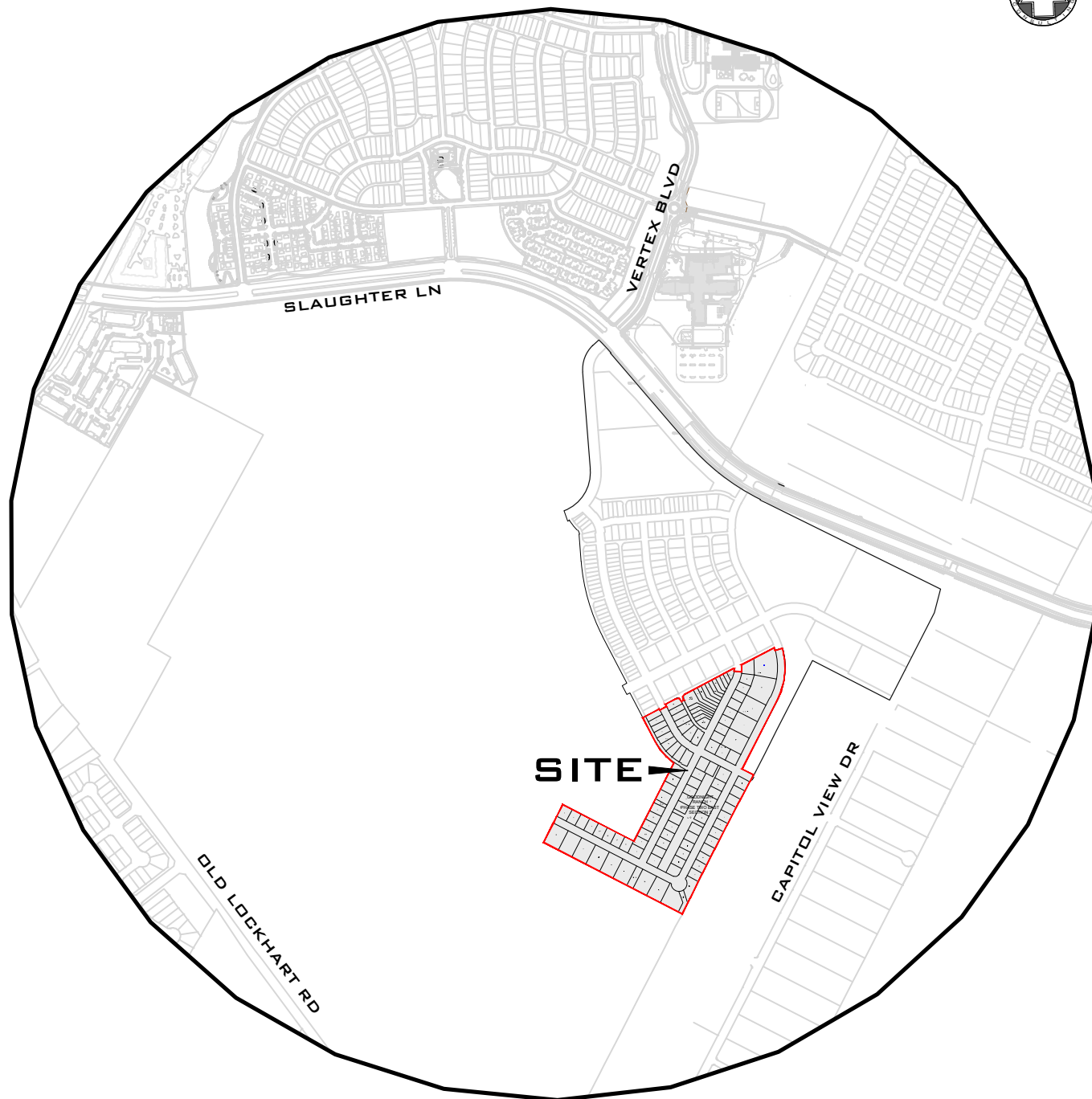
ATTACHMENTS

Exhibit A: Vicinity Map

Exhibit B: Proposed Final Plat

Exhibit C: Comment Report Dated October 15, 2021

Exhibit A



SITE LOCATION MAP

N.T.S.

LAND DEV

CONSULTING, LLC
8200 NORTH MOPAC EXPY., SUITE 250
AUSTIN, TX 78759
OFFICE: 512.872.6696
FIRM NO. 15384

GOODNIGHT RANCH
PHASE TWO-EAST
SECTION TWO

FINAL PLAT
GOODNIGHT RANCH
PHASE TWO EAST - SECTION TWO

TRAVIS COUNTY, TEXAS

"PRELIMINARY"
This Document shall not be Recorded
for any purpose

Exhibit B

THE STATE OF TEXAS §
KNOWN TO ALL MEN BY THESE PRESENTS §
THE COUNTY OF TRAVIS §

THAT, AUSTIN GOODNIGHT RANCH, L.P., BEING OWNER OF 23.399 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLEY GRANT, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 88.576 ACRE TRACT DESCRIBED IN THE SPECIAL WARRANTY DEED WITH VENDOR'S LIEN OF RECORD IN DOCUMENT NO. 2018113029, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A CERTAIN CALLED 1,544 ACRES DESCRIBED IN THE DEED OF RECORD IN DOCUMENT NO. 2019198110, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; DO HEREBY SUBDIVIDE SAID 23.399 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED PLAT SHOWN HEREON PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

GOODNIGHT RANCH PHASE TWO EAST, SECTION TWO

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS _____ DAY OF _____, 20____ A.D.

BY: _____
MYRA GOEPP, VICE PRESIDENT
AUSTIN GOODNIGHT RANCH, L.P.
610 W. 5TH, SUITE 601
AUSTIN, TEXAS 78701

THE STATE OF TEXAS §
KNOWN TO ALL MEN BY THESE PRESENTS §
THE COUNTY OF TRAVIS §

I, THE UNDERSIGNED AUTHORITY, ON THIS _____ DAY OF _____, 20____ A.D. DID PERSONALLY APPEAR MYRA GOEPP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND SHE ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

NOTARY PUBLIC _____

PRINTED NAME: _____

COMMISSION EXPIRES: _____

THE STATE OF TEXAS §
KNOWN TO ALL MEN BY THESE PRESENTS §
THE COUNTY OF TRAVIS §

I, GREG FORTMAN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE APPLICABLE ENGINEERING RELATED PORTIONS OF CHAPTER 25 OF THE LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL 48453C0595K DATED JANUARY 22, 2020.

PRELIMINARY – NOT TO BE RECORDED FOR ANY PURPOSE

GREG FORTMAN, P.E. 94619
LANDDEV CONSULTING LLC
4201 WEST PARKER LANE, SUITE C100
AUSTIN, TEXAS 78727
512.872.6696
greg.fortman@ldcteams.com
TBPE FIRM No. F-16384

THE STATE OF TEXAS §
KNOWN TO ALL MEN BY THESE PRESENTS §
THE COUNTY OF TRAVIS §

THAT I, ERNESTO NAVARRETE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF CHAPTER 25, OF THE AUSTIN CITY CODE, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IS BASED UPON A SURVEY PERFORMED UPON THE GROUND UNDER MY DIRECT SUPERVISION DURING THE MONTHS OF _____, 20____.

PRELIMINARY – NOT TO BE RECORDED FOR ANY PURPOSE

ERNESTO NAVARRETE, R.P.L.S. 6642
LANDDEV CONSULTING LLC
5508 HWY 290 WEST #150
AUSTIN, TEXAS 78735
512.872.6696
ernesto.navarrete@ldcteams.com
TBPLS FIRM NO. 10194101

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF

AUSTIN, COUNTY OF TRAVIS, THIS _____ DAY OF _____, 20____ A.D.

J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS

_____ DAY OF _____, 20____ A.D.

JOLENE KIOLBASSA, CHAIR

ANA AGUIRRE, SECRETARY

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE _____ OF THE CITY OF AUSTIN ON THIS THE _____ DAY OF _____, 20 ____ A.D.

THE STATE OF TEXAS §
KNOWN TO ALL MEN BY THESE PRESENTS §
THE COUNTY OF TRAVIS §

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE

ON THE _____ DAY OF _____, 20____ A.D.

AT _____ O'CLOCK ____M. AND DULY RECORDED ON THE _____ DAY OF _____, 20____ A.D.

AT _____ O'CLOCK ____M IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AS

DOCUMENT NO. _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF TRAVIS COUNTY, TEXAS
THIS _____ DAY OF _____, 20____ A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

GENERAL NOTES:

1. WATER AND SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CITY OF AUSTIN. NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
2. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LAND OWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
3. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED _____, 2021, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOC. NO. _____, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
4. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
5. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS IN PART BY THE OFF-SITE POND SERVING THIS SUBDIVISION AS APPROVED BY THE CITY OF AUSTIN AND CONSTRUCTED WITH GOODNIGHT RANCH PHASE TWO EAST SECTION ONE (C8-2018-0171.1B.SH).
6. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS AS NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK.
7. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
8. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
9. ALL BUILDING SETBACK LINES SHALL CONFORM TO THE APPLICABLE ZONING ORDINANCE REQUIREMENTS OF THE APPROVED PUD (ORDINANCE NO. 20061116-053), AND AS AMENDED. TRAILS MAY BE CONSTRUCTED IN LIEU OF SIDEWALK ON COMMON LOTS WHEN REQUIRED BY THE ONION CREEK METRO PARK DISTRICT.
10. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS, AND ARE SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: PACKHORSE LANE, COMANCHE MOON TRAIL, MCMURTRY STREET, ROTUNDA VIEW. SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. COMMON AREA OR OPEN SPACE LOTS MAY SUBSTITUTE TRAIL CONSTRUCTION FOR PUBLIC SIDEWALK.
11. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND ENVIRONMENTAL CRITERIA MANUAL.
12. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY.
13. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY, AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
14. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
15. ALL STREETS WILL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS. STREET SECTIONS WILL BE PER THE GOODNIGHT P.U.D. ORDINANCE (20061116-053), AND AS AMENDED.
16. FOR DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS PERTAINING TO THIS SUBDIVISION, SEE PRIVATE INSTRUMENT RECORDED IN DOCUMENT NO. 2016030040 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS FOR SINGLE FAMILY LOTS, AND DOCUMENT NO. 2016033389 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS FOR MULTIFAMILY AND COMMERCIAL LOTS.
17. ALL DRAINAGE, SIDEWALKS, EROSION CONTROLS, WATER AND WASTEWATER LINES SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
18. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
19. PER AUSTIN CITY CODE SECTION 6-3-62, A PERSON MAY NOT PLANT A TREE ON PUBLIC PROPERTY WITHIN (1) TEN LATERAL FEET OF AN OVERHEAD UTILITY LINE IF THE TREE MAY REACH A HEIGHT OF 20 FEET; OR (2) FIVE LATERAL FEET OF AN UNDERGROUND UTILITY LINE.
20. LOTS 6, 16, 21, BLOCK H, LOT 18, BLOCK G, LOT 15, BLOCK K, LOTS 14, 18, BLOCK L, ARE OPEN SPACE LOTS AND NOT FOR RESIDENTIAL USE.
21. PARKLAND DEDICATION FEES HAVE BEEN PAID FOR 3,533 UNITS AS EVIDENCED BY SECTION 5.03(D) OF THE CONSENT AGREEMENT BY AND AMONG THE CITY OF AUSTIN, TEXAS ONION CREEK METRO PARK DISTRICT AND AUSTIN GOODNIGHT RANCH, LLP DATE JUNE 26, 2014. THIS FINAL PLAT REPRESENTS 97 UNITS OF THE 3,533 UNITS PAID. RESIDENTIAL UNITS ASSOCIATED WITH LOTS 13-17 BLOCK I AND LOTS 15-17 AND 19-24 BLOCK L, SHALL BE INCLUDED ON SUBSEQUENT SITE PLANS. THE CUMULATIVE TOTAL OF UNITS APPROVED IN SUBDIVISIONS AND SITE PLANS WITHIN THE BOUNDARY OF PUD ORDINANCE 2006116-053 IS 1872.
22. THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE AUSTIN WATER.
23. COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OR ONION CREEK METRO PARK DISTRICT OR ASSIGNS FOR THIS SUBDIVISION. ALL ELECTRIC EASEMENTS MUST BE SHOWN ON ALL PLAN SHEETS, LEFT CLEAR FOR ELECTRIC USE AND MAINTENANCE ON A 24/7 BASIS IN PERPETUITY AND MAINTAIN NECESSARY CLEARANCES FROM ANY PROPOSED STRUCTURES, VEGETATION, ETC. AT ALL TIMES. NECESSARY CLEARANCE INFORMATION (AE, OSHA, NESC, & NEC) MAY BE FOUND IN AUSTIN ENERGY'S DESIGN CRITERIA MANUAL- SECTION 1.5.3.9. THE MANUAL IS AVAILABLE ON AUSTIN ENERGY'S WEBSITE UNDER CONTRACTORS/ELECTRIC SERVICE DESIGN AND PLANNING.
24. AS PER PUD REQUIREMENT D.3.B, ACCESS TO MCMURTRY AND ROTUNDA VIEW IS PROHIBITED FOR SINGLE FAMILY RESIDENTIAL USES. ACCESS MUST BE TAKEN FROM THE ALLEY.
25. ALL DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF AUSTIN.
26. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
27. FOR MAINTENANCE OF THE DETENTION FACILITY, SEE AGREEMENT FILED IN DOCUMENT #2020217505, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
28. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE. [LDC 25-8-211].
29. ALL ELECTRIC EASEMENTS MUST BE SHOWN ON ALL PLAN SHEETS, LEFT CLEAR FOR ELECTRIC USE AND MAINTENANCE ON A 24/7 BASIS IN PERPETUITY AND MAINTAIN NECESSARY CLEARANCES FROM ANY PROPOSED STRUCTURES, VEGETATION, ETC. AT ALL TIMES. NECESSARY CLEARANCE INFORMATION (AE, OSHA, NESC, & NEC) MAY BE FOUND IN AUSTIN ENERGY'S DESIGN CRITERIA MANUAL- SECTION 1.5.3.9. THE MANUAL IS AVAILABLE ON AUSTIN ENERGY'S WEBSITE UNDER CONTRACTORS/ELECTRIC SERVICE DESIGN AND PLANNING.

C8-2021-XXXX.XX.XX

SHEET 1 OF 5

LAND DEV
CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
OFFICE: 512.872.6696
TBPLS FIRM NO. 10194101

PLAT PREPARATION DATE: MAY 12, 2021

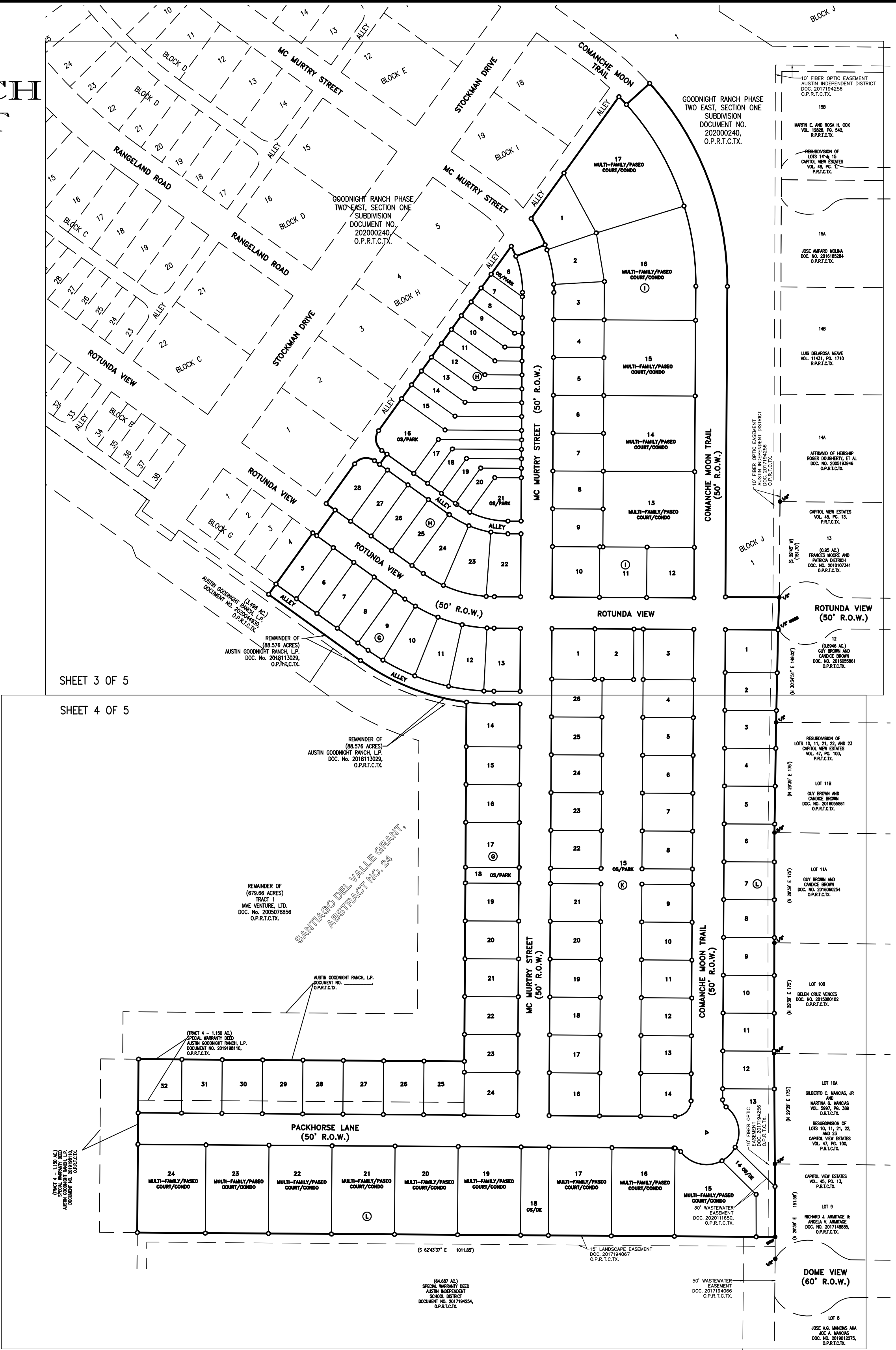
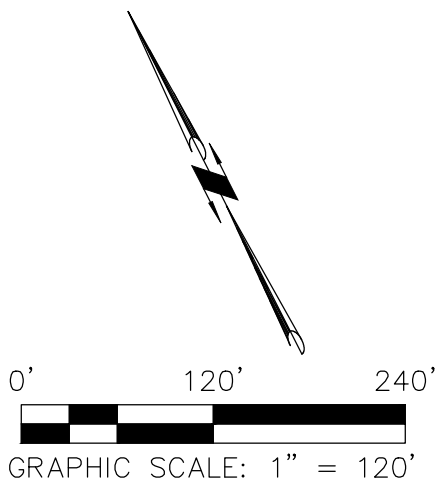
APPLICATION SUBMITTAL DATE: _____, 2021

FINAL PLAT
GOODNIGHT RANCH
PHASE TWO EAST
SECTION TWO

TRAVIS COUNTY, TEXAS

"PRELIMINARY"

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SURVEYOR: ERNESTO NAVARRETE, R.P.L.S. 6642
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5508 HWY 290 WEST #150
AUSTIN, TEXAS 78735
512.872.6696
ernesto.navarrete@ldteams.com
TBPLS FIRM NO. 10194101

ENGINEER: GREG FORTMAN, P.E. 94619
LANDDEV CONSULTING LLC
4201 WEST PARKER LANE, SUITE C100
AUSTIN, TEXAS 78727
512.872.6696
greg.fortman@ldteams.com
TBPE FIRM No. F-16384

OWNER: AUSTIN GOODNIGHT RANCH, L.P.
610 W. 5TH STREET
SUITE 601
AUSTIN, TX 78701

ACREAGE: 23.399 ACRES
PATENT SURVEY: SANTIAGO DEL VALLE GRANT, ABST. 24
TOTAL NUMBER OF BLOCKS: 5
TOTAL NUMBER OF LOTS: 118

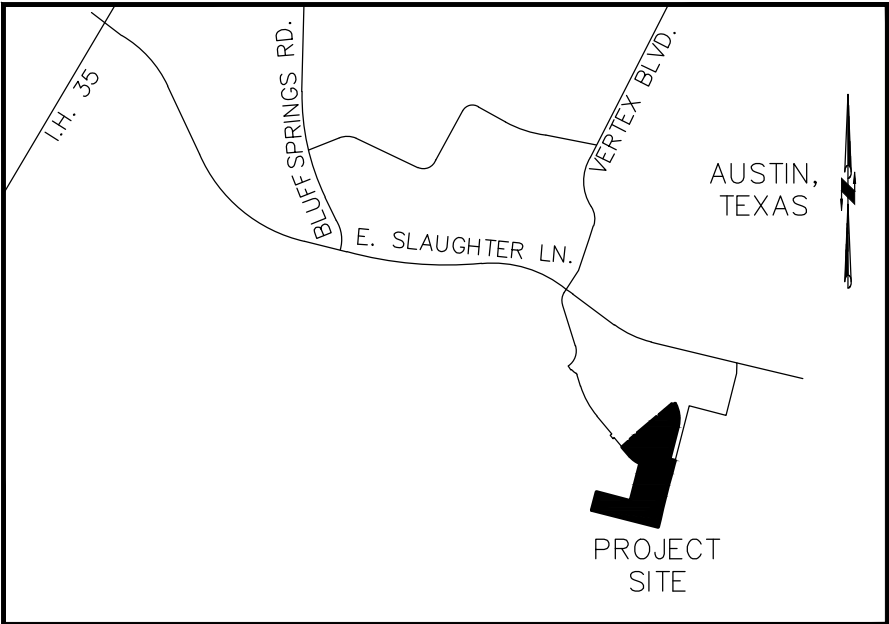
SINGLE FAMILY/RESIDENTIAL: 97
CONDOMINIUM: 14
OPEN SPACE / D.E.: 2
OPEN SPACE / PARK: 5

LINEAR FEET OF NEW STREET: ROTUNDA VIEW 760'
McMURTRY STREET 1398'
COMANCHE MOON TRAIL 1676'
PACKHORSE LANE 760'

TOTAL 4,594'

LINEAR FEET OF NEW ALLEY: TOTAL 741'

VICINITY MAP — NTS



BENCHMARK LIST: NAVD88

BM 3: SQUARE FOUND IN THE NORTHWEST CORNER OF A HEADWALL LOCATED AT THE
NORTHWEST INTERSECTION OF EAST SLAUGHTER LANE AND VERTEX BLVD.
ELEVATION=588.71'

BM 9: 3-INCH ALUMINUM DISC IN CONCRETE STAMPED "CHAPARRAL LAND SURVEYING,
BM: 9, ELEVATION=582.98' " FOUND ON DRAIN STRUCTURE LOCATED APPROXIMATELY
1422 FEET EAST OF THE INTERSECTION OF EAST SLAUGHTER LANE AND VERTEX
BLVD., AND APPROXIMATELY 531 FEET NORTH OF EAST SLAUGHTER LANE.
ELEVATION=582.98'

FINAL PLAT GOODNIGHT RANCH PHASE TWO EAST - SECTION TWO

TRAVIS COUNTY, TEXAS

"PRELIMINARY"
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GOODNIGHT RANCH PHASE
TWO EAST, SECTION ONE
SUBDIVISION
DOCUMENT NO.
202000240,
O.P.R.T.C.TX.

GOODNIGHT RANCH PHASE
TWO EAST, SECTION ONE
SUBDIVISION
DOCUMENT NO.
202000240,
O.P.R.T.C.TX.

10' FIBER OPTIC EASEMENT
AUSTIN INDEPENDENT DISTRICT
DOC. 2017194256
O.P.R.T.C.TX.

MARTIN E. AND ROSA H. COX
VOL. 12828, PG. 542,
R.P.R.T.C.TX.

RESUBDIVISION OF
LOTS 14 & 15
CAPITOL VIEW ESTATES
VOL. 45, PG. 1,
P.R.T.C.TX.

JOSE AMPARO MOLINA
DOC. NO. 2016185284
O.P.R.T.C.TX.

LUIS DELAROSA NEAVE
VOL. 11431, PG. 1710
R.P.R.T.C.TX.

AFFIDAVIT OF HEIRSHIP
ROGER DOUGHERTY, ET AL
DOC. NO. 2005193946
O.P.R.T.C.TX.

CAPITOL VIEW ESTATES
VOL. 45, PG. 13,
P.R.T.C.TX.

(0.95 AC.)
FRANCES MOORE AND
PATRICIA DIETRICH
DOC. NO. 2010107341
O.P.R.T.C.TX.

ROTUNDA VIEW
(50' R.O.W.)

(0.8946 AC.)
GUY BROWN AND
CANDICE BROWN
DOC. NO. 2016055861
O.P.R.T.C.TX.

0' 60' 120'
GRAPHIC SCALE: 1" = 60'

LEGEND

- BENCHMARK
- IRON ROD FOUND (SIZE NOTED)
- IRON ROD FOUND W/CAP (AS LABELED)
- 1/2" IRON ROD SET W/CAP (LANDDEV)
- △ CALCULATED POINT
- D.E. DRAINAGE EASEMENT
- S.E. SIGHT EASEMENT
- A.E. ACCESS EASEMENT
- O.S. OPEN SPACE
- P.R.T.C.TX. PLAT RECORDS TRAVIS COUNTY, TEXAS
- D.R.T.C.TX. DEED RECORDS TRAVIS COUNTY, TEXAS
- R.P.R.T.C.TX. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- () RECORD INFORMATION
- PROPOSED SIDEWALK

SHEET 3 OF 5

C8-2021-

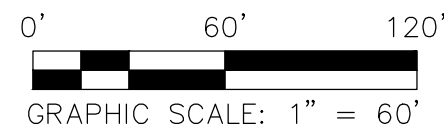
LAND DEV
CONSULTING, LLC

5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
OFFICE: 512.872.6696
TPE FIRM NO. 16384
TBPLS FIRM NO. 10194101

FINAL PLAT GOODNIGHT RANCH PHASE TWO EAST SECTION TWO TRAVIS COUNTY, TEXAS

"PRELIMINARY"

This Document shall not be
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for any purpose



LEGEND

- BENCHMARK
- IRON ROD FOUND (SIZE NOTED)
- IRON ROD FOUND W/CAP (AS LABELED)
- 1/2" IRON ROD SET W/CAP (LANDDEV)
- △ CALCULATED POINT
- D.E. DRAINAGE EASEMENT
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- P.R.T.C.TX. PLAT RECORDS TRAVIS COUNTY, TEXAS
- D.R.T.C.TX. DEED RECORDS TRAVIS COUNTY, TEXAS
- R.P.R.T.C.TX. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- () RECORD INFORMATION
- PROPOSED SIDEWALK

REMAINDER OF
(88.576 ACRES)
AUSTIN GOODNIGHT RANCH, L.P.
DOC. No. 2018113029,
O.P.R.T.C.TX.

REMAINDER OF
(679.66 ACRES)
TRACT 1
MVE VENTURE, LTD.
DOC. No. 2005078856
O.P.R.T.C.TX.

SANTIAGO DEL VALLE GRANT,
ABSTRACT NO. 24

AUSTIN GOODNIGHT RANCH, L.P.
DOCUMENT NO.
O.P.R.T.C.TX.

(TRACT 4 - 1.150 AC.)
SPECIAL WARRANTY DEED
AUSTIN GOODNIGHT RANCH, L.P.
DOCUMENT NO. 2019198110,
O.P.R.T.C.TX.

TEMPORARY ACCESS EASEMENT
DOC. NO. _____
O.P.R.T.C.TX.

(TRACT 4 - 1.150 AC.)
SPECIAL WARRANTY DEED
AUSTIN GOODNIGHT RANCH, L.P.
DOCUMENT NO. 2019198110,
O.P.R.T.C.TX.

PACKHORSE LANE
(50' R.O.W.)

MC MURTRY STREET
(50' R.O.W.)

COMANCHE MOON TRAIL
(50' R.O.W.)

DOME VIEW
(60' R.O.W.)

LANDDEV
CONSULTING, LLC

5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
OFFICE: 512.872.6696
TBPE FIRM NO. 16384
TBPLS FIRM NO. 10194101

PLAT PREPARATION DATE: MAY 12, 2021
APPLICATION SUBMITTAL DATE: _____, 2021

(64.687 AC.)
SPECIAL WARRANTY DEED
AUSTIN INDEPENDENT
SCHOOL DISTRICT
DOCUMENT NO. 2017194254,
O.P.R.T.C.TX.

SHEET 4 OF 5

C8-2021-

FINAL PLAT
GOODNIGHT RANCH
PHASE TWO EAST
SECTION TWO
TRAVIS COUNTY, TEXAS

” PRELIMINARY”
This Document shall not be
Recorded
for any purpose

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 27°22'10" E	7.50'
L2	N 62°37'50" E	50.00'
L3	N 27°22'10" W	17.50'
L4	S 27°22'10" E	10.00'
L5	N 62°37'50" E	20.00'
L6	N 27°22'10" W	10.00'
L7	S 84°25'06" E	50.00'
L8	N 74°39'45" E	50.00'
L9	S 28°53'51" W	49.32'
L10	S 62°46'55" E	20.94'
L11	S 62°46'55" E	20.94'
L12	S 62°46'55" E	41.69'
L13	N 62°46'55" W	41.69'
L14	S 62°46'55" E	41.69'
L15	N 62°46'55" W	41.69'
L16	S 62°46'55" E	11.84'
L17	S 62°46'55" E	27.49'
L18	S 62°46'55" E	43.13'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	22.50'	35.34'	S 72°22'10" E	31.82'
C2	22.50'	35.34'	N 17°37'50" E	31.82'
C3	155.00'	17.27'	S 02°23'25" W	17.26'
C4	205.00'	47.18'	N 01°00'39" W	47.07'
C5	425.00'	17.18'	S 16°29'44" E	17.18'
C6	475.00'	352.80'	S 05°56'25" W	344.75'
C7	365.00'	182.25'	N 41°40'26" W	180.36'
C8	425.00'	315.66'	N 05°56'25" E	308.46'
C9	425.00'	186.66'	N 02°45'19" W	185.16'
C10	425.00'	129.00'	N 18°31'21" E	128.51'
C11	205.00'	77.41'	N 16°23'59" E	76.95'
C12	205.00'	12.91'	N 25°24'48" E	12.91'
C13	205.00'	55.84'	N 15°48'20" E	55.66'
C14	205.00'	8.66'	N 06°47'31" E	8.66'
C15	155.00'	58.53'	N 16°24'00" E	58.19'
C16	140.00'	86.53'	S 45°04'32" E	85.16'
C17	140.00'	24.01'	S 32°16'58" E	23.98'
C18	140.00'	62.52'	S 49°59'21" E	62.00'
C19	160.00'	98.89'	S 45°04'32" E	97.32'
C20	160.00'	27.06'	S 57°56'13" E	27.03'
C21	160.00'	36.47'	S 46°33'44" E	36.39'
C22	160.00'	35.36'	S 33°42'04" E	35.29'
C23	245.00'	151.43'	S 45°04'32" E	149.03'
C24	245.00'	11.28'	S 61°27'45" E	11.28'
C25	245.00'	40.00'	S 55°27'57" E	39.96'
C26	245.00'	40.00'	S 46°06'41" E	39.96'
C27	245.00'	40.00'	S 36°45'25" E	39.96'
C28	245.00'	20.14'	S 29°43'29" E	20.14'
C29	195.00'	120.52'	S 45°04'32" E	118.61'
C30	195.00'	37.10'	S 32°49'11" E	37.04'
C31	195.00'	70.45'	S 48°37'11" E	70.07'
C32	195.00'	12.98'	S 60°52'32" E	12.97'
C33	365.00'	43.34'	S 59°22'48" E	43.32'
C34	345.00'	213.23'	S 45°04'32" E	209.85'
C35	345.00'	28.36'	S 29°43'29" E	28.36'
C36	345.00'	56.33'	S 36°45'25" E	56.26'
C37	345.00'	56.33'	S 46°06'41" E	56.26'
C38	345.00'	56.33'	S 55°27'57" E	56.26'
C39	345.00'	15.89'	S 61°27'45" E	15.89'
C40	25.00'	39.29'	N 72°14'44" E	35.37'
C41	14.00'	12.98'	S 00°39'11" W	12.52'
C42	51.00'	174.74'	N 72°14'44" E	100.97'
C43	51.00'	71.39'	N 14°11'31" E	65.71'
C44	51.00'	30.45'	N 71°24'03" E	30.00'
C45	51.00'	72.90'	S 50°32'45" E	66.85'
C46	14.00'	12.98'	N 36°09'43" W	12.52'
C47	14.00'	10.95'	N 32°00'22" W	10.67'
C48	14.00'	2.03'	N 58°34'16" W	2.03'

LOT SUMMARY	
RIGHT-OF-WAY (STREETS & ALLEYS)	5.686 ACRES
S.F. LOTS (97)	10.614 ACRES
OPEN SPACE / PARK LOT (5)	1.663 ACRES
OPEN SPACE / DRAINAGE EASEMENT (2)	0.247 ACRES
CONDOMINIUM (14)	5.189 ACRES
TOTAL	23.399 ACRES

TABLE OF LAND USES	
BLOCK G, LOT 18	OPEN SPACE / PARK
BLOCK H, LOT 6, 16 AND 21	OPEN SPACE / PARK
BLOCK I, LOT 13, 14, 15, 16, AND 17	MULTI-FAMILY/PASEO COURT/CONDO
BLOCK K, LOT 15	OPEN SPACE / PARK
BLOCK L, LOT 14 AND 18	OPEN SPACE / DRAINAGE EASEMENT
BLOCK L, 15, 16, 17, 19, 20, 21, 22, 23 AND 24	MULTI-FAMILY/PASEO COURT/CONDO



CITY OF AUSTIN –DEVELOPMENT SERVICES DEPARTMENT SUBDIVISION APPLICATION – MASTER COMMENT REPORT



CASE NUMBER: C8-2018-0171.2A.SH
UPDATE: U0
CASE MANAGER: Juan Enriquez, Senior Planner juan.enriquez@austintexas.gov

PROJECT NAME: Goodnight Ranch Phase 2 East Section 2 - Final Plat
LOCATION: 9308 CAPITOL VIEW DRIVE

SUBMITTAL DATE: September 20, 2021
FINAL REPORT DATE: October 15, 2021

STAFF REPORT:

This report includes all staff comments received to date concerning your most recent subdivision application submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated submittal. The subdivision application will be approved when all requirements from each review discipline have been addressed. If you have any questions, concerns or if you require additional information about this report, please contact your case manager at the phone number listed above or by using the contact information listed for each reviewer in this report.

Any change to the plan/plat shall not cause noncompliance with any applicable code or criteria. In addition, any change to the plat may trigger new comments.

UPDATE DEADLINE INFORMATION (LDC 25-4-56; 25-4-82):

All comments must be addressed by filing an updated submittal prior to the update deadline of **December 31, 2021**. Otherwise, the application will expire. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

Extension of Review Period, Extension of Update Deadline and Tolling of Application Period do not apply to applications for preliminary plan, plat or subdivision construction plans (LDC 25-1-88; 25-1-89; 25-1-90).

UPDATE SUBMITTAL INSTRUCTIONS (LDC 25-1-83):

1. Applicants must make an appointment with Intake Staff (974-1770) in order to submit an update.
2. Your update must include the following items:
 - a. This report
 - b. The revised plat/plan in pdf format
 - c. A letter that addresses each comment in the master comment report
3. Updates must be submitted on an approved submittal date, between the hours of 8:30 am and 4:00 pm. Refer to the submittal calendar for a list of approved submittal dates.

REVIEWERS:

Planner 1: Cindy Edmond
Fire For Site Plan: Tom Migl
Site Plan Plumbing: Cory Harmon
AW Utility Development Services: Derek Tucker
Electric: Cody Shook
ATD Engineering: Sydnie Fiocca
Drainage Engineering: Kyle Virr
Environmental: Pamela Abee-Taulli
PARD / Planning & Design: Scott Grantham
Subdivision: Juan Enriquez
Water Quality: Kyle Virr

Electric Review - Cody Shook - 512-322-6881

EL 1. [LDC § 25-4-132 - EASEMENTS AND ALLEYS.](#)

(A) Easements for public utilities and drainage ways shall be retained in all subdivisions in the widths and locations determined necessary by the director. All easements shall be dedicated to public use for the named purpose and shall be aligned to minimize construction and future maintenance costs.

Source: § 13-2-421; Ord. 990225-70; Ord. 010607-8; Ord. 031211-11; Ord. 20131017-046

Ten-foot electric distribution, electric telecommunications, and electric fiber easement is required adjacent to all street R.O.W. Show the easement(s) on the face of the plat.

911 Addressing Review - Jorge Perdomo - 512-974-1620

AD1: **This plat review is cleared;** however, any changes to street names, street name labels, or street layouts will require a new review.

§ 30-2-155

ATD Engineering Review - Sydnie Fiocca - 512-978-1670

ATD1. ATD transportation review fees as adopted by City Council will be added to AMANDA. These fees can be paid online on the Austin Build + Connect portal

Drainage Engineering Review - Kyle Virr - 512-974-2538

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

DE1: DCM 1.2.2(D) states, "Stormwater runoff peak flow rates shall not be increased at any point of discharge from a site for the two (2), ten (10), twenty-five (25) and one hundred (100) year storm frequency events". **Please provide the information necessary to verify compliance.**

DE2: **Add the following Floodplain Note** [LDC 25-7-152]:

"The 100 year floodplain is contained within the drainage easement(s) shown hereon. (No or A) portion of this tract is within the boundaries of the 100 year flood plain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM panel # _____, dated _____ for _____ (name of city of county)."

This must be certified by registered professional engineer.

DE3: Fiscal arrangements are required for street, sidewalk, drainage, restoration, erosion controls and boundary street improvements [LDC 25-1-112]: In the City of Austin jurisdiction, fiscal surety is not collected for local streets and drainage. **Please contact me to discuss what will need to be included in the fiscal estimate.** Remember to include fiscal for sidewalks located next to greenbelts, open spaces, landscape areas, and other common areas. Please provide an engineer's estimate of fiscal requirements for review and approval.

Environmental Review - Pamela Abee-Taulli - 512-974-1879

PLAT NOTES [LDC 25-1, Article 4]

EV 1 Remove the specific reference to Land Development Code Section 25-8-211 shown in plat note number 28 regarding the requirement for water quality controls. A subdivision final plat note should only reference the Land Development Code in general. [[LDC 25-1, Article 4]

ESC FISCAL SURETY [LDC 25-1, Article 5; ECM Appendix S-1]

EV 2 Provide a conceptual erosion & sedimentation control plan along with the fiscal estimate for erosion/sedimentation controls and revegetation based on ECM Appendix S-1. A conceptual ESC plan is necessary to assess the accuracy of the ESC fiscal estimate. ESC fiscal surety must be posted with the City of Austin prior to Plat approval. Additional fiscal posting might be required at the time of subdivision construction plan ESC review.

- Sites with a limit of construction greater than one acre must include a \$3000 per acre LOC clean-up fee in the fiscal estimate. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]
- Sites with a limit of construction greater than 25 acres are required to show phasing of disturbance tailored to the specific site conditions. A phased ESC plan and phased fiscal estimate are required. [LDC 25-8, Subchapter A, Article 7, Division 4; ECM 1.4.4]
- The revegetation line item quantity must equal the entire LOC area less any existing impervious cover proposed to remain and less proposed public streets and sidewalks. This is necessary in the event that construction ceases after vegetation has been removed from within the LOC. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]

Flood Plain Review - Katina Bohrer - 512-974-3558

Reviewer notes: Site is within the Goodnight Ranch Area and is upstream of the “guitar” pond. There is less than 64 acres of contributory drainage on the tributary at the north end of this plat area. The point of 64 acres of drainage is just downstream of this plat (3 small streams each with about 30 acres of drainage all confluencing together to create more than 64 acres at that confluence point). **No floodplain review required.**

No comments.

PARD / Planning & Design Review - Scott Grantham - 512-974-9457

Update 0:

- PR1. Acknowledged that this subdivision is part of the Goodnight Ranch PUD. Please provide the latest table showing approved and proposed units, with a benchmark of what is approved for the overall PUD.
- PR2. Plat has Park / Open Space marked. Please indicate whether these will be dedicated to the District, and provide a sequence for the dedication.
- PR3. As a separate exhibit, show the location of 3-mile loop trail in the plat area.

Subdivision Review - Juan Enriquez – juan.enriquez@austintexas.gov

- SR 1. This property is located within the full purpose jurisdiction of the City of Austin and has a zoning designation of Goodnight Ranch PUD, Zoning Ordinance No. 20061116-053. All site development regulations will be subject to the Goodnight Ranch PUD. 25-1-83
- SR 2. This Final Plat complies with the approved Preliminary Plan for this subdivision. 25-1-83
- SR 3. Add the Case # (C8-2018-0171.2A.SH) in the bottom right hand corner of each sheet in a visible font and prominent location. 25-1-83
- SR 4. The plat diagram should be the first page. The plat notes and signatures should be on the second page. 25-1-83
- SR 5. Add the following plat note to list non-residential lots such as drainage, open space, etc. 25-1-83
"Lot XX, Block YY will be maintained by the owner or his/her assigns. No residential development shall be allowed on this lot. If conveyed to a public entity or neighborhood organization, recreation facilities and rest areas may be constructed".
- SR 6. Include more identifying streets in the location map for easy referencing. 25-1-83
- SR 7. The following revised note is required to be placed on the plat by the County 25-1-83
"This subdivision plat is located within the full purpose jurisdiction of the City of Austin on this the _____ day of _____ 20__."
- SR 8. Revise the Land Use Commission approval block. 25-1-83:
Accepted and authorized for record by the Land Use Commission of the City of Austin, Texas, on this, the _____ day of _____ 20__.

Chair

Secretary

- SR 9. Please revise the following administrative approval block: 25-1-83

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR,
DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS
THE ____ DAY OF _____, 20__, AD.

Juan Enriquez for:
Denise Lucas, Director
Development Services Department

Transportation Planning - Ivan Naranjo - 512-974-7649

No review required. As of 8-1-21, DSD Transportation Planning Review is now under the Austin Transportation Department (ATD).

AW Utility Development Services - Derek Tucker - 512-972-0077

AW1. Per Utility Criteria Manual Section 2, §25-4, and the Uniform Plumbing Code:
Replace note 1 with the following:

NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.

AW2. Per Utility Criteria Manual Section 2, §25-4, and the Uniform Plumbing Code:

Replace note 2 with the following:

THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY AUSTIN WATER. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.

AW3. Per Utility Criteria Manual Section 2, §25-4:

Replace note 22 with the following:

THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY AUSTIN WATER.

AW4. LDC 25-4-132; LDC 25-6-155, 171, 292; TCM 2.3.2:

Names, locations and dimensions of public rights-of-way, alleys, joint use driveways and easements within 150' of the subdivision, the names, locations and dimensions of private rights-of-way, alleys, joint use driveways and easements bordering or affecting the subdivision, and a statement describing the purpose for each public or private dedication. The holder of each easement must be shown for subdivisions in the ETJ in Travis County.

There are PUEs previously dedicated not shown on this plat.

AW5. Per Utility Criteria Manual Section 2, §15-9, §25-4, §25-5, §25-9, and the Uniform Plumbing Code:

Lot 14 block L is dedicated as a wastewater easement the proposed open space drainage easement overlapping is not acceptable. Contact Roerto Chapa (or his designee) with AW Pipeline Engineering at Roerto.Chapa@austintexas.gov or (512)-972-0494 for review and approval of the easements as proposed. Additional plat notes may be required with the Pipeline Engineering review.

AW6. Per Utility Criteria Manual Section 2, §15-9, §25-4, §25-5, §25-9, and the Uniform Plumbing Code:

The landowner intends to serve each lot with City of Austin water and wastewater utilities. Each lot must have a separate water and wastewater utility connection and no existing or proposed plumbing may cross lot lines. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments to serve each lot.

FYI. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Water Quality Review - Kyle Virr - 512-974-2538
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Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

- WQ1: Provide a water quality plan using the assumed impervious cover as described in Land Development Code Section 25-8-64. Include all items specified in the Subdivision Application Packet, Page 17.
- WQ2: ECM 1.6.8 states, "On-site control of the two-year storm is achieved when the developed-conditions peak runoff rate leaving the site for a given drainage area is less than or equal to the existing-conditions runoff rate. The flow rates can be considered equal if the developed rate is no more than one-half (0.5) cfs greater than the existing rate or if the developed rate is no more than one-half (0.5) percent greater than the existing rate and there are no existing erosion problems downstream of the site" (LDC 25-7-61). Please provide compliance.
- WQ3: Please provide Certification of Compliance 25-1-83 – Applications Related to a Closed Municipal Solid Waste Landfill. The certification form can be found at the following website: http://austintexas.gov/sites/default/files/files/Planning/Applications_Forms/Landfill_Verification_Form.pdf

Wetlands Biologist Review - Hank Marley - hank.marley@austintexas.gov

No comments.

Fire For Site Plan Review - Tom Migl - 512-974-0164

Rejected 10/13/21

- AFD1. **Please note on the plat:** "This development is subject to an Alternative Method of Compliance (AMOC) to allow a performance based design as required and approved by the Fire Marshal."

Site Plan Plumbing - Cory Harmon - 512-974-2882

Pursuant to compliance with Sections 307.1, 609.6, and 721.1 of the 2015 Uniform Plumbing Code, **add a plat note** that conveys the following: **Each Lot within this subdivision shall have separate sewer taps, separate water meters, and their respective private water and sewer service lines shall be positioned or located in a manner that will not cross lot lines.**

END OF MASTER COMMENT REPORT